

**CITY OF ROCKLIN  
MINUTES OF THE PLANNING COMMISSION MEETING**

**June 20, 2006  
Rocklin Council Chambers  
Rocklin Administration Building  
3970 Rocklin Road  
([www.ci.rocklin.ca.us](http://www.ci.rocklin.ca.us))**

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- 1. Meeting Called to Order at 6:30 p.m.**
- 2. Pledge of Allegiance was lead by Sherri Abbas.**
- 3. Roll Call**

Commissioner Sully, Chairwoman  
Commissioner Coleman, Vice Chairman  
Commissioner Shirhall  
Commissioner Menth  
Commissioner Weibert

Others Present:

Terry Richardson, Community Dev Director  
Sherri Abbas, Development Services Manager  
Bret Finning, Associate Planner  
Crystal Hodgeson, Assistant City Attorney  
Terry Stemple, Planning Commission Secretary

About 8 others

- 4. Minutes**  
  
*The minutes of the June 6, 2006 meeting were approved as submitted.*
- 5. Correspondence - None**
- 6. Citizens Addressing the Commission on Non Agenda Items - None**

**Scheduled Items:**

- |   |                       |
|---|-----------------------|
| <b>7. HARLEY DAVIDSON OF ROCKLIN<br/>DESIGN REVEIW, DR-2002-26A<br/>ED VOORHEES</b> | <b>PUBLIC HEARING</b> |
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This application is a request for approval of a design review entitlement to allow the remodel and expansion of the former Lasher Kia Building on Granite Drive to house Harley Davidson of Rocklin.

The subject property is located at 4361 Granite Drive.      APN:045-020-092.

The property is zoned Planned Development Commercial (PD-C). The General Plan designation is Retail Commercial (RC).



This project has been determined to be categorically exempt from the California Environmental Quality Act (CEQA) under Section 15332 In-Fill Development Projects.

The applicant is Ed Voorhees. The property owner is Victor Guidera.

Bret Finning presented the staff report.

The Commission had questions for Staff regarding the following:

1. Wrought iron fence along freeway being removed;
2. Parking requirements regarding compact spaces.

Applicant, Ed Voorhees, 2639 Cottage Way, Suite 8, Sacramento, CA 95825 addressed the Commission and explained to them that the architect, Buzz Garcia, would be answering any questions they might have.

The Commission had questions for the Applicant regarding the following:

1. Color used on the rendering;
2. Change of ownership.

The hearing was opened to the public for their comments. There being none, the hearing was closed.

Commissioner Menth stated that he supports Staff's recommendations.

Commissioner Weibert concurred with Commissioner Menth and supports the project.

Commissioner Coleman also supports the project.

Commissioner Shirhall concurred with his fellow Commissioners and supports the project.

Commissioner Sully also concurred and supports the project.

On a motion by Commissioner Coleman and seconded by Commissioner Weibert, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A NOTICE OF EXEMPTION (Harley Davidson of Rocklin / DR-2002-26A) was approved by the following vote:

Roll Call Vote:

AYES:	Commissioners Coleman, Weibert, Shirhall, Menth and Sully
NOES:	None
ABSENT:	None
ABSTAIN:	None

Motion carried: 5/0

On a motion by Commissioner Coleman and seconded by Commissioner Weibert, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN APPROVING A DESIGN REVIEW (Harley Davidson of Rocklin / DR-2002-26) was approved by the following vote:



Roll Call Vote:

AYES: Commissioners Coleman, Weibert, Shirhall, Menth and Sully  
NOES: None  
ABSENT: None  
ABSTAIN: None

Motion carried: 5/0

**8. WHITNEY RANCH CLUBHOUSE  
DESIGN REVIEW, DR-2005-16;  
TENTATIVE PARCEL MAP, DL-2005-07;  
AND USE PERMIT, U-2005-15  
GORDON ROGERS ARCHITECTURE**

**PUBLIC HEARING**

An application to approve a Design Review, Conditional Use Permit, and Tentative Parcel Map to allow the division of an approximate 148-acre lot into a 5-acre lot (Lot 1) and a 143-acre remainder lot (Lot 2) and to allow construction and operation of a clubhouse facility to serve the Whitney Ranch community on the 5-acre lot. Development on Lot 1 includes an approximately 10,000+ square feet of building, a pool and outdoor use areas; Activities proposed within the facility include, but are not limited to general recreation use of facilities for HOA members, and a venue for weddings, dinner parties and gatherings, etc.

The subject property is located west of the intersection of Whitney Ranch Parkway and Painted Pony Drive, within the Whitney Ranch Master Planned Community. APN 017-174-013.

The property is zoned Planned Development – 3.3 units/acre (PD-3.3). The General Plan designation is Low Density Residential (LDR).

The Environmental Impact Report for the North West Rocklin Annexation, of which this project is a portion, was certified via City council Resolution No. 2002-230. Pursuant to Section 15162 of the California Environmental Quality Act (CEQA) the City of Rocklin has determined that the previously approved Environmental Impact Report sufficiently addressed the potential impacts of this subsequent development and, therefore, no additional environmental documentation is required. A copy of the Resolution certifying the Environmental Impact Report is available for review in the Planning Department Offices.

The applicant is Gordon Rogers Architecture. The property owner is Sunset Ranchos Investors.

Sherri Abbas presented the staff report.

The Commission had questions for Staff regarding the following:

1. Proposed roofing materials;
2. Gated communities' assessments for park fees.

Applicant, Kyle Masters, Newland Communities, addressed the Commission on the project. He introduced Kevin Hallock of Gordon Rogers Architecture to do a power point presentation.

The Commission had questions for the Applicant regarding the following:

1. Roofing materials on entryway towers.



The hearing was opened to the public for their comments. There being none, the hearing was closed.

Commissioner Weibert likes the architecture, variety of materials, layout and look of the old ranch style. She has a concern with the size of the facility possibly not being large enough for the number of homes, but she supports the project.

Commissioner Coleman supports the project.

Commissioner Shirhall commended Newland Communities and the Whitney Ranch group on the project. He noted for the record that all the details called out in the staff report and exhibits must be included in the construction. He suggested that there should be another trash enclosure closer to the catering area of the facility.

Commissioner Menth commended the Applicant for his design. He supports the project.

Commissioner Sully concurred with the other Commissioner's comments and supports the project.

On a motion by Commissioner Menth and seconded by Commissioner Coleman, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A CONDITIONAL USE PERMIT (Whitney Ranch Clubhouse/U-2005-15) was approved by the following vote.

Roll Call Vote:

AYES:	Menth, Coleman, Shirhall, Weibert and Sully
NOES:	None
ABSENT:	None
ABSTAIN:	None

Motion carried: 5/0

The Commission and Staff discussed the addition of a condition requiring an additional trash enclosure.

On a motion by Commissioner Menth and seconded by Commissioner Coleman, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A DESIGN REVIEW (Whitney Ranch Clubhouse /DR-2005-16) was approved as amended:

Add Condition B.1.d(2) to read as follows:

- 2) *To the extent it is feasible, the applicant shall install a second masonry trash enclosure, with solid metal doors, in a location that is closer to the banquet hall. (PLANNING, AUBURN PLACER DISPOSAL SERVICE)*

By the following vote:

Roll Call Vote:



AYES: Menth, Coleman, Shirhall, Weibert and Sully  
NOES: None  
ABSENT: None  
ABSTAIN: None

Motion carried: 5/0

On a motion by Commissioner Menth and seconded by Commissioner Coleman, RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A TENTATIVE PARCEL MAP (Whitney Ranch Clubhouse/DL-2005-07) was approved by the following vote.

Roll Call Vote:

AYES: Menth, Coleman, Shirhall, Weibert and Sully  
NOES: None  
ABSENT: None  
ABSTAIN: None

Motion carried: 5/0

**9. SUNSET WEST LOT 42  
SUBSTANTIAL COMPLIANCE – SIGN PROGRAM**

Request to approve Design Compliance of the Sign Program for the Sunset West Parcel 42 shopping center.

The subject property is located at Park Drive and Sunset Boulevard. APN 365-010-014

Sherri Abbas presented the staff report.

The Commission had no questions for Staff.

Applicant, Mike Catuzzo, Rocklin Park Plaza partner addressed the Commission on the request for the sign program change.

The Commission had questions for the Applicant regarding the following:

1. Type of tenant that was lost due to signage;
2. Vinyl overlay letters;
3. Type of material used behind the words Rocklin Park Plaza.

The hearing was opened to the public for their comments. There being none, the hearing was closed.

Commissioner Menth thinks the request is reasonable and the design is acceptable. He stated that it is a handsome sign and it meets the City's needs. He supports the modification.

Commissioner Coleman supports the sign modification.

Commissioner Weibert also supports the change.

Commissioner Sully stated she liked the original linear design of the sign, but will support the changes.



Commissioner Shirhall commented on the way the stone looks on the project. He also likes the sign that was originally approved, however, is sensitive to the needs of securing tenants. He supports the changes proposed tonight.

On a motion by Commissioner Shirhall and seconded by Commissioner Weibert, the Commission accepted the proposed signage changes and by minute order found the project to be substantially compliant.

**10. Discussion**

- 1. U-Hauls at Valero Gas Station**
- 2. Sign at AA Air Conditioning**
- 3. Blue Oaks Towncenter status**
- 4. Enormous pot at the top of the fountain feature at the Shell station at the Crossroads at Stanford Ranch.**
- 5. Open space area behind Pebble Creek Drive being cleaned up nicely.**
- 6. Vapor recovery system at the Shell station at the Crossroads at Stanford Ranch being a new federal requirement.**

**11. Adjournment**

There being no further business brought before the Commission, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Terry Stemple  
Planning Commission Secretary

*Approved at regularly scheduled  
meeting of August 15, 2006.*

